

## OFFICIAL MINUTES JANUARY 4, 2016

### **SWEARING IN CEREMONY – 7:00 PM**

The Mayor was presented with the Affidavits of Residency for Councilmembers Wayne Braffman, Douglas Doerfler and James Mallon.

### **COUNCIL**

Mayor Matthew W. Fetick administered the Oath of Office to the following three (3) newly elected Councilmembers:

Wayne Braffman, four (4) year term  
J. Douglas Doerfler, four (4) year term  
James Mallon, four (4) year term

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The Biennial Reorganization Meeting of January 6, 2016 of Council for the Borough of Kennett Square was called to order immediately following the Swearing In Ceremony in the Monroe Nute Room of the Kennett Fire Company No. 1, 301 Dalmatian Street, Kennett Square, Pennsylvania with Mayor Matthew W. Fetick in the Chair.

### **ROLL CALL**

Present: *Councilmember Geoffrey R. Bosley*  
*Councilmember Wayne Braffman*  
*Councilmember Douglas Doerfler*  
*Councilmember Danilo P. Maffei*  
*Councilmember James Mallon*  
*Mayor Matthew W. Fetick*  
*Manager Joseph C. Scalise*  
*Solicitor Marc Jonas*  
*Jr. Council Person Meliton Gomez*

### **OFFICE of PRESIDENT of BOROUGH COUNCIL**

The Mayor requested nominations for the position of President of Borough Council.

**Councilmember Bosley nominated Councilmember Maffei to serve as President of Borough Council; seconded by Councilmember Doerfler.**

With no further nominations, the Mayor closed the nominations.

**Council voted unanimously to elect Councilmember Maffei to serve as President.**

The Mayor declared that Councilmember Maffei has been elected to serve as President of Borough Council.

### **OFFICE of VICE PRESIDENT of BOROUGH COUNCIL**

The Mayor requested nominations for the position of Vice President of Borough Council.

**President Maffei nominated Councilmember Bosley to serve as Vice President of Borough Council; seconded by Councilmember Mallon.**

With no further nominations, the Mayor closed the nominations.

**Council voted unanimously to elect Councilmember Bosley to serve as Vice President.**

The Mayor declared that Councilmember Bosley has been elected to serve as Vice President of Borough Council.

### **TRANSFER of the CHAIR**

The Mayor passed the Chair to President Maffei.

### **PUBLIC COMMENTS**

John Thomas, 406 South Broad Street, expressed his hope that there would have been more competition for the positions of President and Vice President of Borough Council. He wished the new Council luck.

Charla Watson, 523 Magnolia Street, expressed her disappointment that the outgoing Councilmembers were not present and wished the new Council luck. She said we need experts on Council because we did not handle Magnolia Place well and hopes we handle the Sunny Dell development better.

Jenifer McFarland, 303 Hessian Drive, echoed Ms. Watson's comments and would like to know when Council work sessions are held.

Jeannie Jims, 548 Richards Road, requested that the Borough hold biannual town hall meetings. During her statement opposing the expansion of the parking garage, Ms. Jims referred to a newspaper article regarding the expansion. She wished the new Council well.

Ken Edwards, 410 Meredith Street, welcomed the new members to Council. He expressed his concern of the grade level of Meredith Street which causes a river about four (4) feet wide during hard rains and causes flooding in his basement. He also expressed his concern of speeding vehicles on Chestnut Alley.

Tony Talamonti, 584 East Cypress Street, agreed with Ms. Jims about having public meetings twice a year. He expressed concern that the bulk water sales are at a lower rate than the residents pay and the trucks are damaging our roads. Mr. Talamonti does not like that the YMCA collects money and they don't want to pay anything to the Borough.

**APPOINTMENT of LATOYA M. MYERS to  
FILL VACANCY on BOROUGH COUNCIL  
RESOLUTION NO. 2016-1**

President Maffei presented the resolution to appoint a registered elector of the Borough to fill the vacancy on Borough Council due to the resignation of Patrick B. Taylor. The term will expire January 1, 2018. He opened the floor for nominations from Council.

**It was moved by Vice President Bosley and seconded by Councilmember Doerfler to appoint LaToya Myers to fill the vacancy as presented.**

President Maffei said that it is Council's prerogative to appoint who they feel is best suited to fill the two (2) vacancies on Council. He thanked those who expressed interest in filling the vacancies and although they make not be appointed tonight, he encouraged them to consider running for Council in the future.

The Secretary took the roll call of the votes

**Councilmember Braffman, Councilmember Mallon, President Maffei, Councilmember Doerfler and Vice President Bosley voted yes to appoint Ms. Myers to Council.**

President Maffei announced LaToya Myers' appointment to Borough Council by a unanimous vote.

The resolution was assigned No. 2016-1.

**APPOINTMENT of ETHAN CRAMER to  
FILL VACANCY on BOROUGH COUNCIL  
RESOLUTION NO. 2016-2**

President Maffei presented the resolution to appoint a registered elector of the Borough to fill the vacancy on Borough Council due to the resignation of D. Lynn Sinclair. The term will expire January 1, 2018. He opened the floor for nominations from Council.

**It was moved by Councilmember Mallon and seconded by Councilmember Braffman to appoint Ethan Cramer to fill the vacancy as presented.**

The Secretary took the roll call of the votes.

Councilmembers Braffman, Mallon and Doerfler voted yes to appoint Mr. Cramer to Council. President Maffei and Vice President Bosley voted no.

President Maffei announced Ethan Cramer's appointment to Borough Council by a vote of 3 to 2.

The resolution was assigned No. 2016-2.

## **SWEARING IN CEREMONY**

The Mayor was presented with the Affidavits of Residency for Councilmembers LaToya M. Myers and Ethan Cramer.

Mayor Matthew W. Fetick administered the Oath of Office to the following two (2) newly appointed Councilmembers:

LaToya Myers, term expires January 1, 2018.

Ethan Cramer, term expires January 1, 2018.

## **COMMITTEE REPORTS**

### **CODES DEPARTMENT**

Russell Drumheller, Code Enforcement Officer, reported the following activity for the year 2015:

- Completed 2,607 inspections.
- Received 2,652 telephone calls into the office.
- Received 1,161 visitors at the office.
- Processed 569 permits - Building/Plumbing/Electrical/Mechanical.

### **PLANNING COMMISSION**

Russell Drumheller, Code Enforcement Officer, reported the following for Planning Commission:

- Continue discussions regarding the Land Development Application for Cannery Row.
- Continue discussions for the sketch plan for the Stan-Ab property on West State Street.
- A sketch plan was presented for 20 plus townhomes on Cope Road. The applicant is to file the preliminary application this month.
- There will be a presentation at the next meeting from the developer of the former NVF property.

## **HISTORIC KENNETT SQUARE (HKS)**

Ms. Mary Hutchins, Executive Director, reported the following:

- It was a very successful holiday season. The Longwood Gardens shuttle was sold out every Saturday and the Carriage Rides were in continual use on Sundays.
- The merchants reported having record sales or better sales than last year.
- Work continues on the Economic Study.
- The HKS Board is working with Bill Fontana from the PA Downtown Center to lead an organizational development series of workshops in early 2016.
- HKS' Annual Meeting will be held on January 28<sup>th</sup>, 6 p.m., Genesis HealthCare building, 101 East State Street.
- Working with Club Studio Arts, 112 West State Street, on their grand opening on January 15<sup>th</sup>.
- Preparing for the Winterfest.

## **KENNETT AREA PARK AUTHORITY (KAPA)**

Wendy Walker, Board Member of KAPA, gave a report of the highlights of the activities at Anson B. Nixon Park for the year 2015. She noted the planned improvements to the Park in 2016, including the new entranceway and the transformation of the old metal storage barn.

## **KENNETT AREA PARK and RECREATION BOARD (KAPRB)**

Mrs. Claire Finrock, Recreation Coordinator, gave a report of the sport leagues and activities sponsored KAPRB for the year 2015. She continued her report with a brief presentation of the "Kennett Area Park and Recreation Blue Demon Sports" along with the history of the renovations done by KAPRB at Herb Pennock Park.

## **CONSENT ITEMS**

### **MINUTES of DECEMBER 7, 2015**

President Maffei presented the minutes from December 7, 2015, for approval.

**It was moved by Councilmember Doerfler and seconded by Councilmember Mallon to approve the minutes as presented.**

Councilmembers Cramer and Myers abstained from voting because they did not have time to review the minutes due to their recent appointments.

**The motion carried with a vote of 5 to 0 with Councilmembers Cramer and Myers abstaining.**

**BILLS**

President Maffei presented the bills that were paid since the last meeting.

It was moved by Vice President Bosley and seconded by Councilmember Doerfler to approve the bills as presented.

Councilmembers Cramer and Myers abstained from voting because they did not have time to review the bills due to their recent appointments.

Councilmember Braffman asked the Manager to review the Comcast and Verizon bills to see if they can be reduced and report his findings at next Council meeting.

Motion carried with a vote 5 to 0 with Councilmembers Cramer and Myers abstaining.

**VACANCY BOARD**

President Maffei presented the appointment of Leon Spencer, 423 South Union Street, to the Vacancy Board. This is a one (1) year appointment that will expire January 1, 2017.

It was moved by Vice President Bosley and seconded by Councilmember Mallon to approve the appointment as presented. Motion carried with a vote of 6 to 1 with Councilmember Braffman voting no.

**BOARDS and COMMISSIONS  
RE-APPOINTMENTS**

President Maffei presented the following Borough residents for re-appointment to their respective Boards and Commissions as follows:

- Kennett Area Park Authority - five (5) year term; expires January, 2021  
Wendy Walker, 229 North Garfield Street
- Planning Commission - four (4) year term; expires January, 2020  
Clarke Green, 228 Meredith Street
- Shade Tree Commission - three (3) year term; expires January 2019  
Steven Melton, 605 Ridge Avenue
- Zoning Hearing Board - three (3) year term; expires January 1, 2019  
Jennifer Duffy, 216 Center Street

It was moved by Councilmember Doerfler and seconded by Councilmember Mallon to approve these reappointments as presented. Motion carried unanimously.

**CERTIFIED LIST – DECEMBER 2, 2015  
ENTRY LEVEL POLICE OFFICER**

President Maffei presented the Certified List as generated and approved by the Civil Service Commission during their meeting on December 2, 2015.

The list contains the following eligible candidates:

- 1) Carlson, George - #2013-016.
- 2) Todd, Mark - #2013-011.
- 3) Andress, Jacob - #2013-013.

The Mayor advised that this is the direct result of Council charging the Commission to generate the list on July 6, 2015. He and Police Chief Edward Zunino will bring conditional offers of employment for entry level police officers for Council's consideration at the next meeting.

**It was moved by Councilmember Braffman and seconded by Councilmember Bosley to approve the list as presented. Motion carried unanimously.**

**AUTHORIZE ADVERTISEMENT  
AMENDMENTS to KENNETT SQUARE BOROUGH CODE  
CHAPTER 23, ZONING**

President Maffei presented the advertisement to hold the public hearing on February 1, 2016, 7 p.m., for the proposed ordinance amending Chapter 23, Zoning.

Russell Drumheller, Codes Enforcement Officer, advised that the purpose of this ordinance is to repeal definitions and wording in the Zoning Ordinance that is in conflict with the Historic District Ordinance that was adopted in 2015.

**It was moved by Councilmember Doerfler and seconded by Councilmember Braffman to authorize the advertisement as presented. Motion carried unanimously.**

**WAIVER REQUEST of PARKING REQUIREMENTS  
112 SOUTH BROAD STREET  
RENEE RICHARDSON, ANCHOR LIFE + FITNESS**

President Maffei presented the letter from Renee Richardson, a partner with Richardson Fresh Ponds, LLC, requesting relief of eight (8) required parking spaces for a proposed wellness facility at 112 South Broad Street.

Ms. Richardson advised that the business is a personal training and whole living and wellness company that focuses on all aspects of health. She displayed a composite drawing of the proposed plans for the building.

Russell Drumheller advised that this particular use of the building was granted by the Zoning Hearing Board. The request for parking relief is based on the final fit out of the building; a total of 12 spaces are required and they currently have four (4) and are requesting relief of eight (8) parking spaces at a one-time cost of \$460 per space.

**It was moved by Vice President Bosley and seconded by Councilmember Doerfler to approve the relief of eight (8) parking spaces as requested.**

There was discussion regarding the cost of the In-lieu of Parking Requirement Fee and it was noted that the 2016 Fee Schedule lists the fee at \$470 per space.

**It was moved by Vice President Bosley and seconded by Councilmember Doerfler to amend the motion to grant relief for eight (8) spaces at \$470 per space for a total of \$3,760. Motion as amended carried unanimously.**

## **PRESIDENT REPORT**

President Maffei urged the five (5) new Councilmembers to take advantage of every opportunity to participate in PSABS' training sessions.

President Maffei stated the reasons Council can hold an Executive Session, such as personnel matters, legal matters and purchase of real estate, and noted that they cannot deliberate during an Executive Session. Executive Sessions are announced at a public meeting immediately before or after the session is held. President Maffei announced that Council will continue to hold Executive Sessions from time to time and will continue to follow the Pennsylvania Sunshine Law.

President Maffei announced the plans to develop a Streetscape Ad Hoc Committee. The intent of this advisory committee is to review the current shade tree regulations, identify a practical way to fairly enforce sidewalk construction and articulate the relationship between the importance of sidewalks, street trees and on-street parking. The committee will then report their findings to Borough Council. The composition of the committee includes two (2) members of Council, one (1) member of the Shade Tree Commission, one (1) member of the Planning Commission, four (4) Borough citizens with expertise in arboriculture, horticulture, urban planning, landscape architecture or similar disciplines, or a demonstrated interest in improving the quality of life in the Borough and public safety through the use of street trees and a functional sidewalk network. It would also include representation from the Public Works Department and others as deemed necessary. President Maffei advised interested citizens to submit a letter of interest and resume to the attention of the Manager on or before January 26<sup>th</sup>.

## **COUNCIL, MANAGER and MAYOR COMMENTS and ANNOUNCEMENTS**

The Mayor reported that the Mushroom Drop went off without a hitch. There was plenty of staff and the event was well attended.

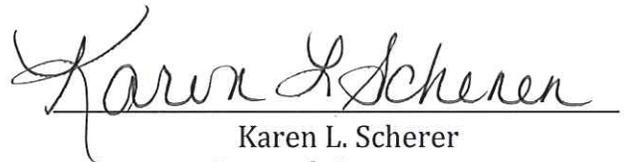
The Mayor announced that he is planning to hold a Town Hall Meeting at the end of February or early March. The elected officials will be in attendance along with the Departments Heads. The public will have the opportunity to ask questions and obtain information.

Vice President Bosley commented that during the budget discussions there was a lot of input from the public which was terrific. He gave a brief history of the work being done by the Public Works/Finance Committee which was generated about six (6) years ago. He said the Committee is evolving, they may not be where they want to be but they are further along than when they started. Just like the Public Safety Committee holds an annual meeting, the Public Works/Finance Committee is considering doing the same. He is excited about what is in store for 2016.

Councilmember Braffman referred to the Borough's Strategic Plan. He said the spirit of collaboration is there but there has not been a lot of collaboration and noted that we can do better. We need to commit to making it a priority of how we communicate better with our constituents and work with the public to improve on the quality of life in the Borough.

## **ADJOURNMENT**

**It was moved by Councilmember Braffman and seconded by Councilmember Bosley to adjourn the meeting at 8:37 p.m.**



Karen L. Scherer  
Borough Secretary